

IN RE: PETITION FOR VARIANCE \* BEFORE THE  
NE/Corner Marburg Manor Drive \*  
and Selsed Drive \* DEPUTY ZONING COMMISSIONER  
(8727 Marburg Manor Drive) \*  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Case No. 97-220-A  
Mary H. Marburg  
Petitioner \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8727 Marburg Manor Drive, located at the intersection of Marburg Manor Drive and Selsed Drive in the community of Seminary Overlook in Reisterstown. The Petition was filed by the owner of the property, Mary H. Marburg, through J. Stevenson Peck, Attorney In Fact, c/o Greenebaum and Rose Associates, and the Contract Purchaser/Lessee, Seminary Overlook Limited Partnership, by Stewart J. Greenebaum, President, through their attorney, Steven M. Rosen, Esquire. The Petitioners seek relief from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.a and V.B.9 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window and building setback from the street right-of-way of 20 feet in lieu of the required 25 feet, and to amend the Final Development Plan for Seminary Overlook accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Steven M. Rosen, Esquire, attorney for the Petitioner, Richard E. Matz, Professional Engineer who prepared the site plan for this property, and Clement D. and Melanie Erhardt, Contract Purchasers of the subject property. There were no Protestants or other interested persons present.

MICROFILMED

ORDER RECEIVED FOR FILING  
Date 11/19/97  
By [Signature]

Testimony and evidence offered revealed that the subject property consists of 0.23 acres, more or less, zoned D.R. 3.5 and is proposed to be developed with a two-story single family residence. However, due to the location of the property as a corner lot and the topography of the land, the relief requested is necessary in order to proceed with development. There were no adverse comments from any Baltimore County reviewing agency, nor any opposition from an adjoining property owner. The relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community and should, therefore, be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

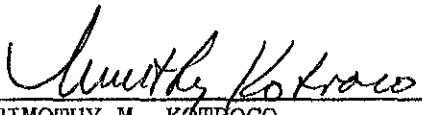
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or struc-

ture which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of January, 1997 that the Petition for Variance seeking relief from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.a and V.B.9 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window and building setback from the street right-of-way of 20 feet in lieu of the required 25 feet, and to amend the Final Development Plan for Seminary Overlook, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 1/10/97

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 10, 1997

Steven M. Rosen, Esquire  
Abramoff, Neuberger & Linder  
250 W. Pratt Street, Suite 800  
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE  
NE/Corner Marburg Manor Drive and Selsed Drive  
(8727 Marburg Manor Drive)  
8th Election District - 3rd Councilmanic District  
Mary H. Marburg - Petitioner  
Case No. 97-220-A

Dear Mr. Rosen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Clement D. Erhardt  
8509 London Bridge Way, Lutherville, Md. 21093

Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

File

MACROFILMED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

**97-220-A**

8727 Marburg Manor Drive (Lot 1H)

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2., V.B.6.a. and V.B.9.

(CMDP), to permit a window & building setback from the street right-of-way of 20 ft. in lieu of the required 25 ft., and to amend the Final Development Plan.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Seminary Overlook Ltd. Partnership

Stewart J. Greenebaum, Pres.

(Type or Print Name)

Signature

1829 Reisterstown Road

Address

Baltimore, MD 21208

City

State

Zipcode

Attorney for Petitioner

Steven M. Rosen, Esq.

(Type or Print Name)

Signature

Abramoff, Neuberger & Lindner

250 W. Pratt St. 539-8300

Address

Phone No.

Baltimore MD 21201

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Mary H. Marburg

C/O Greenebaum & Rose Assoc.

(Type or Print Name)

Signature

J. Stevenson Peck Attorney in fact

(Type or Print Name)

Signature

1829 Reisterstown Rd. 484-8400

Address

Phone No

Baltimore, MD 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd. Suite 206

Baltimore, MD 21208

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

see note

OTHER

REVIEWED BY:

WJH

DATE

11/18/96

MICROFILMED

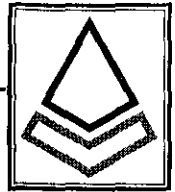
ORDER RECEIVED FOR FILE

Date

By

# Colbert Matz Rosenfelt, Inc.

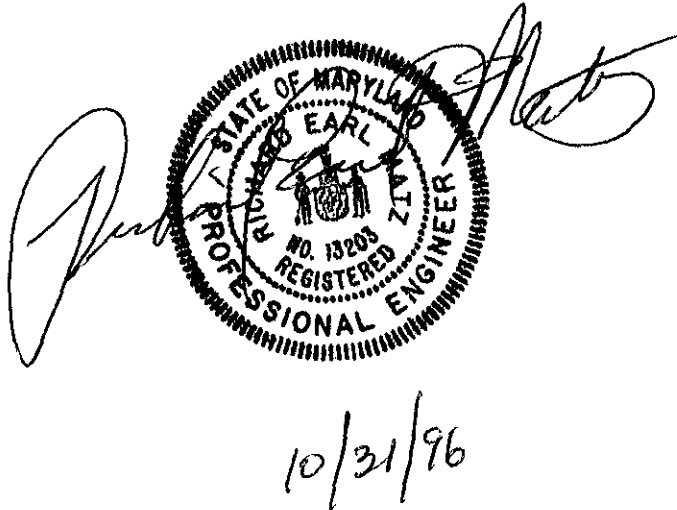
Civil Engineers • Surveyors • Planners



97-220-A

## ZONING DESCRIPTION

Beginning at a point on the east side of Marburg Manor Drive, which is 50 feet wide, at the distance of 25 feet north of the centerline of the nearest improved intersecting street, Selsed Garth, which is 50 feet wide. Being Lot No. 1, Block "H" in the First Amendment of Part of Plat 7, in the subdivision of Seminary Overlook, as recorded in Baltimore County Plat Book No. 66, Folio No. 54, containing 0.23 acres. Also known as 8727 Marburg Manor Drive and located in the 8th Election District.



MICROFILMED

# 220

BALTIMORE COUNTY, MARYLAND  
OFFICE C NANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No

029911

97-220-A

DATE 11/18/96

ACCOUNT 01-615

Item: 220

By: mzk

AMOUNT \$ 100.00

RECEIVED FROM: Landcon, Inc. - 8727 Marburg Manor Drive  
010- Res. Lic - \$50.00  
030- Sp. Har. - \$50.00  
FOR: \$100.00

MICROFILMED

0269180290MTCRC

\$100.00

BA 10101290M11-10-96

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE C NANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No

029911

DATE 11/18/96

ACCOUNT 01-615

Item: 220

By: mzk

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FOR: \$100.00

0269180290MTCRC

\$100.00

BA 10101290M11-10-96

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case 887-220-A  
(Item 220)  
8727 Marburg Manor Drive  
Corner E & Marburg Manor Drive, N/S of Selsed Garth  
8th Election District  
3rd Councilmanic  
Legal Owner(s):

Mary H. Marburg  
Contract Purchaser: Seminary  
Overlook Ltd. Partnership

Variance: to permit a window and building setback from the street right-of-way of 20 feet in lieu of the required 25 feet, and to amend the Final Development Plan.

Hearing: Thursday, January 2, 1997 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

12/026 Dec. 5 C103558

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/5, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/5, 1996.

**THE JEFFERSONIAN,**

*A. Henrichson*

**LEGAL AD. - TOWSON**

**MICROFILMED**



# CERTIFICATE OF POSTING

RE: Case No.: 97-220-A

Petitioner/Developer: SEMINARY OVERLOOK

LTD. PARTNERSHIP, ETAL

Date of Hearing/Closing: 1/2/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 8727 MARBURG

MANOR DRIVE - E/S MARBURG MANOR DR

N/S SELSAD GARTH

The sign(s) were posted on DEC. 17, 1996  
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 12/19/96  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

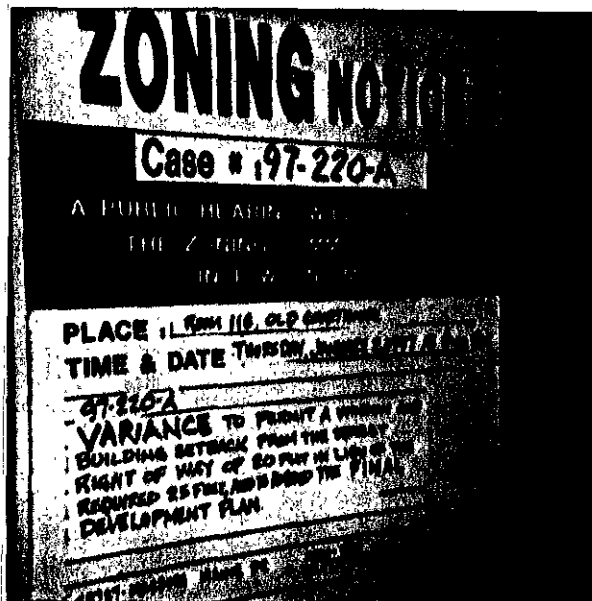
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



# 8727 MARBURG MANOR DR.  
C/O RICHARD MATZ  
STEVEN ROSEN, ETAL

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 220

Petitioner: Scunmary Overlook Ltd. Partnership

Location: 8727 Macburg Manor Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Steven Roscin, ESQ

ADDRESS: 250 W. Pratt St.

Balto. 21201

PHONE NUMBER: 539-8300

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: to permit a window + building setback from  
street right-of-way of 20 ft in lieu of 25 ft  
and amend the final development plan.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8727 Marburg Manor Drive (Lot 1H)

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2., V.B.6:a. and V.B.9.

(CMDF), to permit a window & building setback from the street right-of-way of 20 ft. in lieu of the required 25 ft., and to amend the Final Development Plan.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

Seminary Overlook Ltd. Partnership

Stewart J. Greenbaum, Pres.

(Type or Print Name)

*Stewart J. Greenbaum*

Signature

1829 Reisterstown Road

Address

Baltimore, MD 21208

City

State

Zipcode

Attorney for Petitioner:

Steven M. Rosen, Esq.

(Type or Print Name)

*Steven M. Rosen*

Signature

Abramoff, Neuberger & Lindner

250 W. Pratt St. 539-8300

Address

Phone No.

Baltimore MD 21201

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mary H. Marburg

C/O Greengbaum & Rose Assoc.

(Type or Print Name)

*J. Stevenson Peck*

Signature

J. Stevenson Peck Attorney in fact

(Type or Print Name)

Signature

1829 Reisterstown Rd. 484-8400

Address

Phone No.

Baltimore, MD 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd. Suite 206

Baltimore, MD 21208

653-3838

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for hearing

1 hr

the following date: \_\_\_\_\_ Next Two Months

ALL see note OTHER \_\_\_\_\_

REVIEWED BY: WDA DATE 11/12/96

GWENN 11/12/96  
PLEASE DO NOT  
SCHEDULE  
Date 12 - JAN 1

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY  
December 5, 1996 Issue ~ Jeffersonian

Please forward billing to:

Steven M. Rosen, Esq.  
Abramoff, Neuberger & Linder  
250 W. Pratt Street  
Baltimore, MD 21201  
539-8300

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-220-A (Item 220)  
8727 Marburg Manor Drive  
Corner E/S of Marburg Manor Drive, N/S of Selsed Garth  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Mary H. Marburg  
Contract Purchaser: Seminary Overlook Ltd. Partnership

Variance to permit a window and building setback from the street right-of-way of 20 feet in lieu of the required 25 feet, and to amend the Final Development Plan.

HEARING: THURSDAY, JANUARY 2, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-220-A (Item 220)  
8727 Marburg Manor Drive  
Corner E/S of Marburg Manor Drive, N/S of Selsed Garth  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Mary H. Marburg  
Contract Purchaser: Seminary Overlook Ltd. Partnership

Variance to permit a window and building setback from the street right-of-way of 20 feet in lieu of the required 25 feet, and to amend the Final Development Plan.

HEARING: THURSDAY, JANUARY 2, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Mary H. Marburg, c/o Greenbaum & Rose Assoc.  
Seminary Overlook Ltd. Partnership  
Steven M. Rosen, Esq.  
Richard E. Matz, P.E.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 18, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 17, 1996

Steven M. Rosen, Esquire  
Abramoff, Neuberger & Lindner  
250 W. Pratt Street  
Baltimore, MD 21201

RE: Item No.: 220  
Case No.: 97-220-A  
Petitioner: Greenebaum & Rose Assoc

Dear Mr. Rosen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.13.91  
Item No. 220 (MSK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

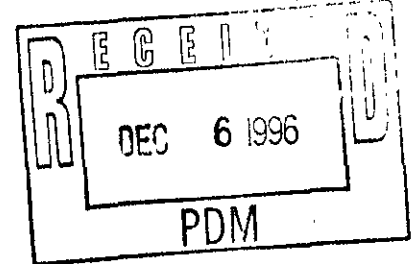
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



Office of the Fire Marshal  
(410) 887-4880

DATE: 12/05/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 02, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185, 220, 221, 222, 223, 226,  
227 AND 231.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

DEC 10 1996



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 5, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 9, 1996  
Item Nos. 185, 219, 220, 221, 222,  
223, 225, 226, 227, 228, 229, 230,  
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE40

MICROFILMED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   December 3, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 185, (220), 223, 225, 227, 228, and 231

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Keen

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/qr*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 2, 96

DATE: Dec. 3, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: ~~4~~ 219  
220  
223  
225  
227  
228  
231

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

# PETITION PROBLEMS

## #185 --- MJK

1. Where has this been?? Receipt and petition are dated 10/21/96.

## #219 --- CAM

1. Need authorization for person signing for legal owner.

## #220 --- MJK

1. Need authorization for person signing for legal owner.
2. Receipt was not given to petitioner - still in the file

## #223 --- MJK

1. Need typed or printed title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

## #229 --- JRF

1. Need telephone number for legal owner.

UNRECORDED

11/26/96

RE: PETITION FOR VARIANCE \* BEFORE THE  
8727 Marburg Manor Drive, Corner E/S of \* ZONING COMMISSIONER  
Marburg Manor Drive, N/S of Selsed Garth \* OF BALTIMORE COUNTY  
8th Election District, 3rd Councilmanic \*  
Legal Owner(s): Mary H. Marburg \* CASE NO. 97-220-A  
Contract Purchaser: Seminary Overlook L.P \*  
Petitioners \*  
\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Steven M. Rosen, Esq., Abramoff, Neuberger and Lindner, 250 W. Pratt Street, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

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PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Clement D Erhardt

8509 London Bridge Way Lutherville 21093

Steven M. Rosen - Attorney for Petitioner

Suite 800, 250 W. Pratt St  
Baltimore, MD 21201

RICHARD E. MATZ - ENGINEER.

3723 AD COURT ROAD, SUITE 206

Melanie Erhardt

8509 London Br. Way Lutherville



# 220

97-220-A

D.R. 3.5

SITE

Lot 1

GARTH

LAUREN

ROAD

POOL

92 135-A

PRIVATE  
TRIMBLE  
HILL PRIVATE

COURT

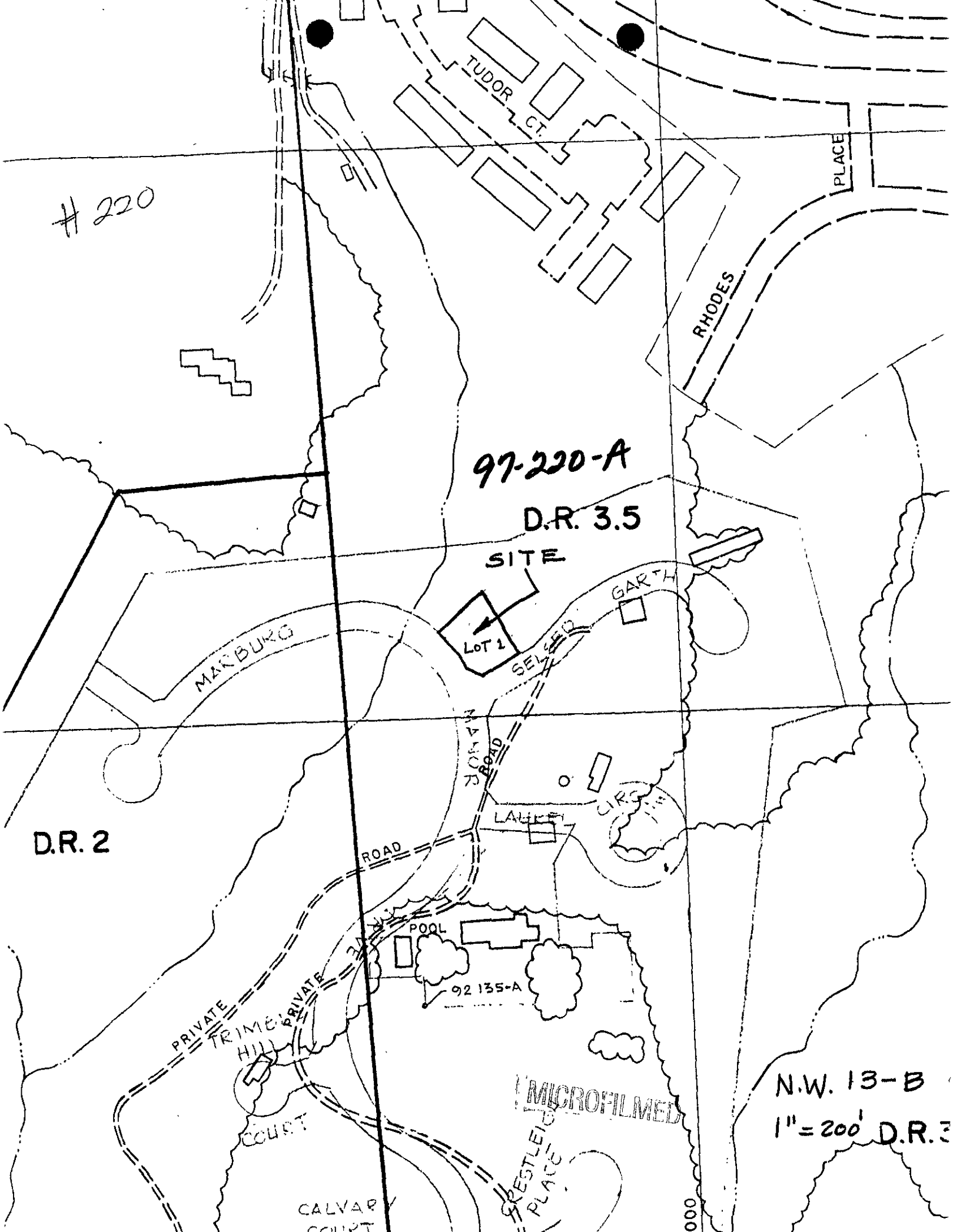
CALVAR  
COURT

MICROFILMED

CRESTLEIGH  
PLACE

N.W. 13-B

1" = 200' D.R. 3





A detailed street map of the area around the 'SITE' (indicated by an arrow). The map shows various streets including Spring Ridge Court, Northfield Circle, and others. A north arrow is present in the upper right corner.

**Developer:** Seminary Overlook Limited Partnership  
Stewart J. Greenebaum, Pres.  
1829 Bojasterstown Road

3. Zoning Variance - Case No. 92

[illegible]

IT IS FURTHER ORDERED that a variance from Section 304 and Section 306, A.R.S. (CDD) to permit a distance of 5 ft. and 10 ft. from a window to the shared lot line in lieu of the required 15 ft. and be a hereby observed and enforced.

IT IS FURTHER ORDERED that a variance from Section 3001.2-2.2 and Section 3001.2-2.3, A.R.S. (CDD) to permit a distance of 30 ft. from a tract boundary to a window, in lieu of the required 35 ft., all in accordance with the provisions of Subtitle 1, be and is hereby granted, subject, however, to the following restrictions which are conditions precedent to the relaxing of the provisions:

1. The Peltitioner may apply for this Building Permit and be granted same upon receipt of this Order; however, Peltitioner is hereby made aware that proceeding at this time is at its own risk and if such time as the 30 day appellate process expires, this Order is reversed, the Peltitioner would be required to return, and be responsible for returning, said property to its original condition.
2. After construction by the developer, the Homeowners Association will maintain the split rail fence on the west side of the tract next to lots 1 and 2 on block E and lots 21, 23 and 26 on block D.

97.220-A

PLAT BOOK 65 FOLIO 12  
 ...HODGKIN MED)

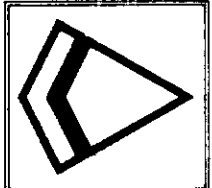
ELECTION DISTRICT 8C3 BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER 29, 1996

DATE: OCTOBER 29, 1936

**MICROFILMED**

Colbert Matz Rosenfelt, Inc.

*Engineers \* Surveyors \* Planners*  
3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



NO.	DATE	REVISIONS:	BY
1	7/2/96	ADD FOUND CERTS FROM DWS	GC/D